

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number CHARLES W. DAFF, BAR NO 76178 2009 N. BROADWAY SANTA ANA, CA. 92706 TEL: 714-541-0301 FAX: 714-569-0515	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: CATHERINE Z CASS Debtor(s).	CASE NO.: 8:07-BK-10031 R

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 4/20/10	Time: 2:30 P.M.
Location: COURTROOM 5D, 5TH FLOOR AT 411 W. FOURTH ST., SANTA ANA, CA. 92701	

Type of Sale: ☒ Public ☐ Private Last date to file objections:
4/6/10

Description of Property to be Sold: SINGLE FAMILY RESIDENCE LOCATED AT 2420 N. FAIRMONT AVE., SANTA ANA, CA. 92701
THE COURT HEARING TO SELL FREE AND CLEAR OF LIENS IS APRIL 20, 2010 AT 2:30 P.M. IN COURTROOM 5D LOCATED
AT 411 W. FOURTH ST., SANTA ANA, CA. 92701

Terms and Conditions of Sale: OPENING BID IS \$200,000 ALL CASH BY NGOC M. HO, PROPOSED BUYER. THE SALE IS
SUBJECT TO OVERBID WITH THE INITIAL OVERBID TO BE AT LEAST \$10,0000 AND ALL SUBSEQUENT OVERBIDS MUST
BE IN INCREMENTS OF AT LEAST \$1000.

Proposed Sale Price: \$200,000

Overbid Procedure (If Any): SEE ABOVE

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

CHARLES W. DAFF, TRUSTEE
2009 N. BROADWAY, SANTA ANA, CA. 92706
TEL: 714-541-0301 AND FAX 714-569-0515

Date: 4/6/10

In re Cass Debtor	CHAPTER 7 CASE NO 8:07-BK-10031 RK

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
2009 N. BROADWAY, SANTA ANA, CA. 92707

A true and correct copy of the foregoing document described as NOTICE OF SALE OF ESTATE PROPERTY will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

I. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")** – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On ~~04/02/10~~ 4/6/10, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

- Cathrine M Castaldi ccastaldi@rusmiliband.com
- Charles W Daff cdaff@epiqtrustee.com, cdaff@ecf.epiqsystems.com
- Christopher Ghio cghio@mkblaw.com
- D Edward Hays ehays@marshackhays.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov



Service information continued on attached page

II. **SERVED BY U.S. MAIL OR OVERNIGHT MAIL**(indicate method for each person or entity served):

On ~~04/02/10~~ 4/6/10 I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed. ☐ Service information continued on attached page

III. **SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

04/06/10 CHARLES W. DAFF

Date

Type Name


Signature

Label Matrix for local noticing
0973-8
Case 8:07-bk-10031-RK
Central District Of California
Santa Ana
Tue Apr 6 17:06:45 PDT 2010

Employment Development Dept.
Bankruptcy Group MIC 928
P.O. Box 826880
Sacramento, CA 94280-0001

Franchise Tax Board
ATTN: Bankruptcy
P.O. Box 2952
Sacramento, CA 95812-2952

MARSHACK HAYS LLP
5410 Trabuco Rd Ste 130
Irvine, CA 92620-5749

PYOD LLC
c/o Resurgent Capital Services
PO Box 19008
GREENVILLE, SC 29602-9008

Union Bank Of California
401 W A Street 17th Floor
San Diego, CA 92101-7994

United States Trustee (SA)
411 W Fourth St., Suite 9041
Santa Ana, CA 92701-8000

Santa Ana Division
411 West Fourth Street, Suite 2030,
Santa Ana, CA 92701-4500

MEDI-CAL
STATE OF CALIFORNIA
1501 Capital One
Sacramento, CA 95814

Medi-Cal
1501 Capitol Ave
Sacramento, CA 95814-5005

RESURGENT CAPITAL SERVICES
PO BOX 10587
GREENVILLE, SC 29603-0587

RICK LEWIS
513 E FIRST ST SUITE B
TUSTIN, CA 92780-3336

UNION BANK OF CALIF
PO BOX 512380
LOS ANGELES, CA 90051-0380

Union Bank of California
Real Estate Loan Servicing M-723
PO Box 85600
San Diego CA 92186-5600

WALLAGE ET AL
DAVID DIMITRUK
5 CORPORATE PARK SUITE 240
IRVINE, CA 92606-5168

WASHINGTON MUTUAL
PO BOX 99610
ARLINGTON, TX 76096-9610

WELLS FARGO FINANCIAL
PO BOX 98751
LAS VEGAS, NV 89193-8751

Charles W Daff
2009 N. Broadway
Santa Ana, CA 92706-2611

Theresa A Jones
1901 Newport Blvd Ste 350
Costa Mesa, CA 92627-2299

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(d)PYOD LLC
c/o Resurgent Capital Services
PO Box 19008
Greenville SC 29602-9008

(u)Christine Zeman

(du)Christine Zeman

(u)Gloria Sues

(u)James Wallace

(u)Rebecca Wallace